

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
JUNE 19, 2007**

The regular session of the Auburn City Planning Commission was called to order on June 19, 2007 at 6:35 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Kosla, Smith, Thompson, Worthington, Chrm. Merz

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Will Wong, Community Development Director; Steve Geiger, Associate Planner; Reg Murray, Senior Planner; Sue Fraizer, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

The minutes of the April 17, 2007 meeting were approved as submitted. The minutes of the May 1, 2007 meeting were approved as submitted. The minutes of the May 15, 2007 meeting were approved as submitted.

**ITEM IV: PUBLIC COMMENT**

None.

**ITEM V: PUBLIC HEARING ITEMS**

- A. Use Permit Amendment and Tree Permit - 195 Pine Street (Elks Lodge) - File UP 98-1(A); TP 07-1.** The applicant requests approval of a Use Permit amendment to allow expansion and improvement of the parking lot area and the addition of storage structures for the Elks Lodge located at 195 Pine Street. The request also includes a Tree Permit to address impacts to protected trees.

Planner Geiger gave the staff report. The applicant proposes amendment of the existing use permit by paving a portion of the current "overflow" parking area at the northern portion of the property, adjacent to the existing paved parking area, constructing a retaining wall with a 3' high wrought iron-style

fence, and removing three existing wood storage sheds on the rear portion of the property and replacing them with two new 10' x 25' storage containers and using this area as a service yard.

There will be 27 new parking spaces provided. The design of the parking area has been reviewed and approved by the Public Works, Fire, and Community Development departments. Staff has met with the applicant and the applicant's engineer and this design is a result of a number of meetings and extensive review of different alternatives to arrive at the currently proposed design. The size of the spaces, aisle widths, and maneuvering areas comply with the City's requirements. The area will be designed to have a similar slope to the existing paved area, resulting in a smoother transition between the areas, and less grading for the applicant.

Planner Geiger reviewed the details of the proposal, including the retaining wall, landscaping, street and frontage improvements, and details about the storage containers and service yard.

Planner Geiger reviewed the information obtained from the arborist's report and the subsequent requirements included for the Tree Permit. The applicant will be required to comply with the mitigation measures identified by the arborist. Staff is in support of the applicant's proposal.

Comm. Kosla asked what the applicant will be doing for the on-site mitigation.

Planner Geiger explained that the applicant can replant. They are required to mitigate one inch for every two inches lost.

Comm. Smith asked if the location of required planting of the 6 trees to be planted "along the front brim street side" as identified in the arborist's report is referring to the Pine Street side.

Planner Geiger replied that this is correct. The landscape plan will be reviewed prior to approval.

Comm. Thompson asked for a review of the parking lot, which Planner Geiger provided.

Comm. Worthington expressed concern about the storage units. She asked a question about the drainage slope.

Planner Geiger explained that the applicant will be required to provide to Public Works the details of their drainage plan as well as their landscape plan.

Comm. Worthington asked questions about the proposed parking lot layout. She suggested a different configuration.

Planner Geiger replied that when the applicant submits their grading and drainage plans, the suggested scenario could be looked at.

Chrm. Merz asked if the tree that is rated three could be changed to a rating of four if it was pruned.

Planner Geiger replied that the arborist did not make a notation about that possibility for that particular tree.

The public hearing was opened.

Bill Schumacher, 1865 Village Rock Rd., Meadow Vista stated that he has been working on this project for four years. He explained the purpose of the Elks, a charitable organization helping disabled children, as well as involvement with youth. The improvements being required by the Public Works department will be very expensive. Mr. Schumacher asked for removal of the requirement for sidewalks and gutters.

Roy Leyrer, 9310 Buckboard Lane, Loomis spoke about the tree that Chrm. Merz referred to. The tree is in poor condition, and is regularly cut by P G & E which prevents the tree's growth. The best thing they can do is to remove it and mitigate it by planting additional trees. They plan to plant small trees and shrubs on the Pine Street frontage, in front of the existing block wall. They will install wrought iron on top of the block wall. He stated that virtually all of the surrounding homes belong to the Elks Club. He spoke about the improvements that have been made to those homes.

Mr. Leyrer stated that the curb and gutter improvements would cost between \$19,000.00 and \$25,000.00. He requested approval without the requirement for curb and gutter.

Comm. Kosla asked about the 65 feet of frontage that were affected by the Use Permit granted in 1998.

Planner Geiger explained, using the overhead illustration.

Comm. Smith asked about tree #3 as identified in the arborist's report which has a rating of 3. If that tree was kept, how would that affect the parking design.

Mr. Leyrer replied that several parking spaces would be eliminated.

Planner Geiger concurred that approximately 5 spaces would be lost.

Comm. Worthington asked if they would consider rebuilding the garage rather than installing the temporary storage units.

Bill Peters of Newcastle who is President of the Building Home Corporation stated that pictures of the proposed storage units were included in the Commissioner's packets. They are fairly attractive. He further explained what the units will look like and what they will be used for.

Comm. Worthington asked if they will be on a concrete foundation.

Mr. Peters replied that they will have metal floors, and may be placed on pier foundations.

Comm. Worthington suggested that there may be a creative way to fund the curb and gutter. It is always a requirement when improvements are made throughout the City.

Mr. Peters replied that they have looked at this, and have already spent \$18,000.00 for the application process. But the additional cost would wipe them out.

Comm. Kosla asked if a traffic study was done for this project.

Planner Geiger replied that a traffic study was not done.

Mark Capik, 9270 Jesse Lane, Newcastle is the engineer for this project. He explained how drainage will be addressed. He asked that the Commission look at this project from a practical perspective.

Paul Black, 180 Pine Street, Auburn is the owner of a neighboring home. He stated he'd like to see a good plan come about for the Elks Lodge. There are currently issues with overflow parking blocking his driveway. He is interested in a solution. He'd like to see the current facility cleaned up.

The public hearing was closed.

Comm. Kosla stated that he feels that with the additional parking, membership and events will increase and the additional costs for street improvements may be recovered by increased fees and additional income. There must be some way to finance the project.

Comm. Smith agreed with Comm. Kosla.

Comm. Thompson stated that the policy for street improvements has already been set forth. The job of the Commission is to support it throughout the community.

Comm. Worthington said that street widening, curb and gutters only happen in projects like this. These improvements are essential.

Bill Peters asked Planner Geiger if the actual measurement for the frontage improvements is 162 feet rather than 65 feet.

Planner Geiger replied that 162 feet is the correct measurement for the frontage to be improved for this project.

Comm. Merz stated that the same requirements exist for all applicants. The City is trying to make this a more walkable community and when developers make improvements, the curb, gutters and sidewalks requirement exists.

Comm. Kosla **MOVED** to:

Adopt Resolution 07-14 to approve the Elks Lodge use permit amendment (File UP 98-1A) and Tree Permit (File TP 07-1) as presented.

Comm. Smith **SECONDED**.

AYES:	Kosla, Smith, Thompson, Worthington, Chrm. Merz
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

- B. Tentative Parcel Map and Tree Permit - 185 Kenmass Drive (Cavolt Lot Split) - File LS 07-1; TP 07-6.** The applicant requests approval of a Tentative Parcel Map to subdivide 1.18 acres into four (4) parcels ranging in size from 5,000 square feet to 6,625 square feet and a Tree Permit for the removal of several native trees.

Planner Murray gave the staff report. The project area includes one main lot owned by the applicant as well as three smaller lots owned by the City of Auburn. The applicant is currently in the process of obtaining right-of-way to the lots from the City. The tentative parcel map includes a condition to require the recordation of the property transfer prior to the release of any permits.

Planner Murray described the property and the proposed lots. He described the proposed property improvements, services, and grading requirements as well as the proposal for tree removal. Staff is recommending approval of this project.

Comm. Smith asked what the cost to the City is for the sewer service for this project.

Planner Murray replied that standard procedure is to verify that there is adequate capacity. If there is not, the developer must pay for any additional expense.

Comm. Smith would like the construction traffic route to be from Pine Street to Walsh Street, and onto Highway 49 so that it won't go through Downtown.

Planner Murray responded that the City does not have standards to designate construction traffic routing.

Comm. Worthington questioned why this project does not require separated sidewalks.

Planner Murray replied that it is not identified as a location for separated sidewalks.

Chrm. Merz stated that his understanding is that although there are designated areas, separated sidewalks should always be considered for developments when it is possible.

Planner Murray replied that when this requirement was initiated, it was pre-designated that certain streets would be the ones where separated sidewalks are the preferable alternative.

The other areas are not designated as required to have separated sidewalks.

Chrm. Merz asked if in the past there has been an agreement between the developer and Public Works for a designated construction traffic route.

Planner Murray stated that upon submission of improvement plans, they are required to provide a haul route.

There was discussion about designating a construction traffic route. The Commissioners agreed that they may want to recommend that a particular route be used.

Christine Johnson, 2705 Vista Roble Drive, with Clearpath represents the applicant. The final design was created after a lot of thoughtful design. There will be a fence on each lot. They are agreeable to a construction route. The driveways are very steep, and were designed in the best way possible considering the topography.

The applicant, Steve Cavolt, 375 Robie Drive said that he had thought about a construction route, and has no problem with one being specified.

Planner Murray asked for clarification as to whether the haul route was solely for grading activities, or also for building activities.

Comm. Smith said he'd like for the haul route to be for all construction traffic.

Mr. Cavolt said that he is agreeable to that.

Comm. Kosla stated that he'd like for the route to be somewhat flexible to allow for unforeseen problems.

The public hearing was closed.

Comm. Smith **MOVED** to:

Modify Resolution #06-13 to include a condition for a designated haul route and route for all construction traffic shall be from Pine Street to Walsh Street to Hwy 49. Exceptions to the route may be approved by the Department of Public Works if constraints (e.g. size of equipment) require changes to the route.

Comm. Thompson **SECONDED.**

AYES: Kosla, Smith, Thompson, Worthington, Chrm.  
Merz  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

Comm. Worthington **MOVED** to:

Adopt Resolution 06-13 for the Cavolt Lot Split (Files # LS 07-1; TP 07-6) as modified by removal of Condition 5 of the Tentative Parcel Map (File # LS 07-1), and Condition 3a of the Tree Permit (File # TP 07-6), and the addition of the Condition for the construction route.

Comm. Thompson **SECONDED.**

AYES: Kosla, Smith, Thompson, Worthington, Chrm.  
Merz  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
The Walker Lot Split appeal will either be heard on July 9, 2007 or July 23, 2007.
- B. Future Planning Commission Meetings  
There will be meetings on July 3, 2007, July 17, 2007, and August 7, 2007. There will not be a meeting on August 21, 2007. August 28, 2007 may be an alternate meeting date, depending on the Commissioner's availability.
- C. Reports  
None.

**ITEM VI: PLANNING COMMISSION REPORTS**



Comm. Smith gave a report about the Traffic Committee meeting.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM VIII: ADJOURNMENT**

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant